

SECTION 6.00 - TABLE OF DIMENSIONAL AND DENSITY REGULATIONS

| ART. 8, STM 3/85; ART. 11,ATM 4/98 | | Intensity of Development | | | | Minimum Lot Area per Dwelling Unit, Sq. Ft. | Minimum Yard, Ft. ^P | | | Height Maximum | | Open Space Minimum Percent of Gross Floor Area | |
|------------------------------------|---|--|-----------------|------------------------|------------------------------|---|--------------------------------|-------------------|-------------------|----------------|-------------------|--|------------------|
| | | Lot Requirements, Minimum ^M | | Fl. Area Ratio Maximum | Lot Coverage Maximum Percent | | Front ^E | Side ^E | Rear ^E | Stories | Feet ^G | Landscaped | Usable |
| | | Size, Sq. Ft. | Frontage, Ft. | | | | | | | | | | |
| Dis-trict | Use | | | | | | | | | | | | |
| ART. 15, ATM 5/91 R0 | Single-family detached dwelling | 9,000 ^O | 75 ^O | NA | 35% | NA | 25 | 10 ^A | 20 ^B | 2-1/2 | 35 | 10% ^A | 30% ^A |
| | Any other permitted principal structure | 9,000 | 75 | 0.35 | NA | NA | 25 | 10 ^A | 20 ^B | 2-1/2 | 35 | 10% ^A | - |
| R1 | Single-family detached dwelling | 6,000 ^A | 60 ^A | NA | 35% | NA | 25 | 10 ^A | 20 ^B | 2-1/2 | 35 | 10% ^A | 30% ^A |
| | Any other permitted principal structure | 6,000 | 60 | 0.35 | NA | NA | 25 | 10 | 20 | 2-1/2 | 35 | 30% | - |
| R2 | Single-family detached dwelling, two-family dwelling or duplex house | 6,000 ^A | 60 ^A | NA | 35% | NA | 20 | 10 ^A | 20 ^B | 2-1/2 | 35 | 10% ^A | 30% ^A |
| | Any other permitted principal structure | 6,000 | 60 | 0.35 | NA | NA | 20 | 10 | 20 | 2-1/2 | 35 | 30% | - |
| R3 | Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling | 5,000 | 45 | 0.75 | NA | NA | 10 | ^C | 20 | 3 | 35 | 10% | 30% |
| | Town House Structure | - | 45 | 0.75 | NA | 2,500 | 10 ^D | 10 ^D | 20 ^D | 3 | 35 | 10% | 30% |
| | Any other permitted principal structure | 5,000 | 45 | 0.75 | NA | NA | 10 | ^C | 20 | 3 | 35 | 30% | - |
| R4 | Single-family detached dwelling, two-family dwelling, duplex house | 6,000 | 60 | NA | 35% | NA | 25 | 10 | 20 | 2-1/2 | 35 | 10% | 30% |

SECTION 6.00 - TABLE OF DIMENSIONAL AND DENSITY REGULATIONS (Continued)

| Dis- trict | Use | ART. 8, STM 3/85; ART. 11, ATM 4/98 | | Intensity of Development | | | Minimum Yard, Ft. ^P | | | Height Maximum | | Open Space Minimum Percent of Gross Floor Area | |
|-------------------|---|---|------------------|------------------------------|---------------------------------------|--|--------------------------------|------------------------|-------------------|-------------------|-------------------|---|--------|
| | | Lot Requirements, Minimum ^M | | Fl. Area Ratio Maximum | Lot Coverage Maximum Percent | Minimum Lot Area per Dwelling Unit, Sq. Ft. | Front ^E | Side ^E | Rear ^E | Stories | Feet ^G | Landscaped | Usable |
| | | Size, Sq. Ft. | Frontage, Ft. | | | | | | | | | | |
| R4 (cont.) | Three-family dwelling | 7,500 | 70 | NA | 35% | NA | 25 | 10 | 20 | 3 | 35 | 10% | 30% |
| | Town House Structure | 30,000 | 100 | 0.70 | NA | 2,500 | 25 ^D | 15 ^D | 25 ^D | 3 | 35 | 10% | 30% |
| | Conversion to apartments | 12,500 | 80 | NA | 35% | 2,500 | 25 | 10 | 20 | 3 | 40 | 10% | 30% |
| | Conversions to dormitory, Nursing Home, Lodging House | 20,000 | 100 | 0.70 | NA | NA | 25 | 25 | 25 | 3 | 35 | 30% | - |
| | Any other permitted principal structure | 6,000 | 60 | 0.35 | NA | NA | 25 | 15 | 20 | 2-1/2 | 35 | 30% | - |
| R5 | Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling | 6,000 | 60 | 0.80 | NA | NA | 20 | 10 | 20 | 3 | 35 | 10% | 30% |
| | Town House Structure, apartment house | 20,000 | 100 | 0.80 | NA | 1,450 | 15 ^D | 10+(L/10) ^D | 25 ^D | 3 | 35 | 10% | 30% |
| | Any other permitted principal structure | 6,000 | 60 | 0.80 | NA | NA | 20 | 20 | 20 | 3 | 35 | 30% | - |
| ART. 13, ATM 4/93 | | | | | | | | | | | | | |
| R6 | Single or two-family dwelling, duplex house, three-family dwelling | 5,000 | 45 | 0.80 | NA | NA | 10 | ^C | 20 | 3 | 35 | 10% | 30% |

| | | Intensity of Development | | | | | | | | | | Open Space | | |
|--------------------------------------|---|---|------------------|------------------------------|---------------------------------------|--|--|-------------------|-------------------|----------------------------------|-------------------|---|----------------|-----|
| Dis- trict | Use | Lot Requirements, Minimum ^M | | Fl. Area Ratio Maximum | Lot Coverage Maximum Percent | Minimum Lot Area per Dwelling Unit, Sq. Ft. | Minimum Yard, Ft. ^P | | | Height Maximum | | Minimum Percent of Gross Floor Area | | |
| | | Size, Sq. Ft. | Frontage, Ft. | | | | Front ^E | Side ^E | Rear ^E | Stories | Feet ^G | Landscaped | Usable | |
| ART. 8, STM 3/85; ART. 11, ATM 4/98 | | | | | | | | | | | | | | |
| R6 (cont.) | | | | | | | | | | | | | | |
| | Town House Structure, apartment house, or office structure on a lot greater than 20,000 sq. ft. in area | 20,000 | 100 | 1.20 ^F | NA | 700 | 15+(H/10) ^D (H+L)/6 ^D (H+L)/6 ^D | | | 4 3 | 40 35 | 10% | 25% | |
| | Any other permitted principal structure | 6,000 | 60 | 0.80 | NA | NA | 20 | 10 | 20 | 3 | 35 | 10% | - | |
| ART. 93, ATM 3/78; ART. 92, ATM 3/79 | | | | | | | | | | | | | | |
| R7 | Any permitted principal structure | 20,000 | 100 | 1.50 ^F | NA | 550 | 15+(H/10)(H+L)/6 at least 20 ft. | | | (H+L)/6 at least 20 ft. | 5 | 40 60 | 10% | 15% |
| ART.6, ATM 5/04 | | | | | | | | | | | | | | |
| B1 | Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling ^{QR} | 6,000 | 60 | 0.75 | NA | 2,500 | 20 | 10 | 20 | 2-1/2 | 35 | 10% | 30% | |
| | Any other permitted uses | 5,000 | 50 | 0.75 | NA | 2,500 | 20 | 10 | 20 | 3 | 35 | 20% | - ^H | |
| ART.6, ATM 5/04 | | | | | | | | | | | | | | |
| B2 | Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling ^{QR} | 6,000 | 60 | 0.75 | NA | 2,500 | 20 | 10 | 20 | 2-1/2 | 35 | 10% | 30% | |
| ART. 81, ATM 4/80 | | | | | | | | | | | | | | |
| | Building with a princi- pal use of a town house structure, or apt. house | 5,000 | 50 | 1.00 | NA | 1,450 | 20 | 10 | 20 | 3 | 35 | 10% | 20% | |

| ART. 8, STM 3/85; ART. 11, ATM 4/98 Lot Requirements, Minimum ^M | | Intensity of Development | | | Height Maximum | Open Space Minimum Percent of Gross Floor Area |
|--|--|--------------------------|-----------------|--|-------------------|---|
| | | Fl. Area | Lot Coverage | Minimum Lot Area per Dwelling | | |
| | | | | | | |

| District | Use | Size, Sq. Ft. | Frontage, Ft. | Ratio Maximum | Maximum Percent | Unit, Sq. Ft. | Front ^E | Side ^E | Rear ^E | Stories | Feet ^G | Landscaped | Usable |
|------------------|---|---------------|---------------|-------------------|-----------------|---------------|--------------------|-------------------|-------------------------|---------|-------------------|------------|----------------|
| B2 (cont.) | Any other permitted use | - | 50 | 1.00 | NA | 1,450 | 0 | 0 | 10+(L/10) | 3 | 35 | 10% | - ^H |
| ART.6, ATM 5/04 | B2A Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling ^{QR} | 6,000 | 60 | 0.75 | NA | 2,500 | 20 | 10 | 20 | 2-1/2 | 35 | 10% | 30% |
| ART. 4, ATM 4/97 | Apartment house fronting on a street with a right-of-way width of 50 feet or less | 20,000 | 100 | 0.80 | NA | 1,450 | 15 | 10+(L/10) | 30 | 3 | 35 | 10% | 25% |
| | Apartment house fronting on a street wider than 50 feet | 20,000 | 100 | 1.20 ^F | NA | 700 | 15+(H/10) | (H+L)/6 | (H+L)/6 at least 30 ft. | 4 | 40 25 | 10% | 20% |
| | Any other permitted use | - | 50 | 1.00 | NA | NA | - | - | 10+(L/10) | 3 | 35 | 10% | - ^H |
| ART.6, ATM 5/04 | B3 Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling ^{QR} | 6,000 | 60 | 0.75 | NA | 2,500 | 20 | 10 | 20 | 2-1/2 | 35 | 10% | 30% |
| ART.81, ATM 4/80 | Building with a principal use of a town house structure or apartment house | 20,000 | 100 | 1.40 | NA | 600 | 15+(H/10) | (H+L)/6 | (H+L)/6 | 5 3 | 60 40 | 10% | 20% |

SECTION 6.00 - TABLE OF DIMENSIONAL AND DENSITY REGULATIONS (Continued)

| | | <u>Intensity of Development</u> | | | | | | | | | | <u>Open Space</u> | |
|------------------------------------|-----|---------------------------------|------------------|-----------------|-----------------|-----------------|--------------------------------------|-------------------------|-------------------------|----------------|-------------------------|-------------------------|---------------|
| ART. 8, STM 3/85; ART. 11,ATM 4/98 | | <u>Lot Requirements,</u> | | | | <u>Minimum</u> | <u>Lot</u> | | | | | <u>Minimum</u> | |
| | | <u>Minimum^M</u> | | | | | <u>Area per</u> | | | <u>Height</u> | | <u>Percent of Gross</u> | |
| Dis- trict | Use | <u>Size,</u> | <u>Frontage,</u> | <u>Fl. Area</u> | <u>Lot</u> | <u>Dwelling</u> | <u>Minimum Yard, Ft.^P</u> | | | <u>Maximum</u> | | <u>Floor Area</u> | |
| | | <u>Sq. Ft.</u> | <u>Ft.</u> | <u>Ratio</u> | <u>Coverage</u> | <u>Unit,</u> | <u>Front^E</u> | <u>Side^E</u> | <u>Rear^E</u> | <u>Stories</u> | <u>Feet^G</u> | <u>Landscaped</u> | <u>Usable</u> |
| | | | | <u>Maximum</u> | <u>Maximum</u> | <u>Sq. Ft.</u> | | | | | | | |

B3(cont.)
Any other permitted

| use | - | 50 | 1.00 | NA | 600 | - | - | (H+L)/6 | 5 3 | 60 40 | 20% | - |
|---|--------|-----|-------------------|----|-------|-----------|-----------|-------------------------|--------|----------|-----|----------------|
| | 20,000 | 100 | 1.40 | NA | 600 | - | - | (H+L)/6 | 5 3 | 60 40 | 10% | - ^H |
| ART.6, ATM 5/04 B4 Single-family detached dwelling, two-family dwelling, duplex house, three-family dwelling ^{QR} | 6,000 | 60 | 0.75 | NA | 2,500 | 20 | 10 | 20 | 2-1/2 | 35 | 10% | 30% |
| Apartment house fronting on street with a right-of-way width of 50 ft. or less | 20,000 | 100 | 0.80 | NA | 1,450 | 15 | 10+(L/10) | 30 | 3 | 35 | 10% | 25% |
| ART. 92, ATM 3/79 Apartment house fronting on street wider than 50 ft. | 20,000 | 100 | 1.20 ^F | NA | 700 | 15+(H/10) | (H+L)/6 | (H+L)/6 at least 30 ft. | 4 | 40 25 | 10% | 20% |
| Any other permitted Use | - | 50 | 1.00 | NA | NA | - | - | 10+(L/10) | 3 | 35 | 10% | - ^H |

SECTION 6.00 - TABLE OF DIMENSIONAL AND DENSITY REGULATIONS (Continued)

ART. 92, ATM 3/79; ART. 81, ATM 4/80; ART. 16, STM 3/87

| | | | | | | | | | | | | |
|--|--------|-----|-------------------|-----|-----|--|---------------------------------|---------------------------------|--------|-----------------------|-----|--|
| Building with a principal use of a town house structure or apartment house | 20,000 | 100 | 1.50 | NA | 550 | 15+(H/10)(H+L)/6(H+L)/6 at least 20 ft. at least 20 ft. | | | NA | 75 ^N 40 | 10% | 15% |
| ART.5, STM 3/81 Any other permitted use | - | 50 | 1.40 ^I | NA | 600 | - | - | (H+L)/6 | 5 3 | 60 40 | 10% | - (20% for residen- tial use) |
| ART. 16, STM 3/87 | 40,000 | 100 | 1.50 ^I | NA | 550 | - | - | (H+L)/6 | NA | 75 ^N 40 | 10% | - ^H |
| ART. 16, STM 3/87 | 80,000 | 150 | 1.80 ^I | NA | 550 | - | - | (H+L)/6 | NA | 75 ^N 40 | 10% | - ^H |
| ART.2, STM 9/04 MU All permitted Uses | 40,000 | - | 1.00 | 40% | NA | (H+L)/6 not less than 30 ft. | (H+L)/6 not less than 30 ft. | (H+L)/6 not less than 30 ft. | NA | 70 ^{N, S} | 50% | 15% |

SECTION 6.00 - TABLE OF DIMENSIONAL AND DENSITY REGULATIONS (Continued)

| | | Intensity of Development | | | | | | | | | | Open Space <u>Minimum</u> Percent of Gross Floor Area | |
|--------------------------------------|--------------------------------------|--|------------------|------------------------------|---------------------------------------|--|---------------------------------------|-------------------|-------------------|---------------------------|-------------------|--|--------|
| Dis- trict | Use | Lot Requirements, <u>Minimum</u> ^M | | Fl. Area Ratio Maximum | Lot Coverage Maximum Percent | Minimum Lot Area per Dwelling Unit, Sq. Ft. | <u>Minimum Yard, Ft.</u> ^P | | | <u>Height Maximum</u> | | Landscaped | Usable |
| | | Size, Sq. Ft. | Frontage, Ft. | | | | Front ^E | Side ^E | Rear ^E | Stories | Feet ^G | | |
| ART. 8, STM 3/85; ART. 11,ATM 4/98 | | | | | | | | | | | | | |
| I | All permitted uses | - | - | 1.50 | NA | NA | 10 | 10 ^J | 10 ^J | 4 3 | 52 39 | - | - |
| | | | | | | | | | | | | | |
| ART. 5, ATM 4/00; | | | | | | | | | | | | | |
| T | Uses 4.01, 5.01, 5.05, 5.09, 8.17 | 6,000 | 60 | 0.35 | NA | NA | 25 | 10 | 20 | 2-1/2 | 35 | 30% | - |
| | | | | | | | | | | | | | |
| ART. 92, ATM 3/79; ART. 43, STM 3/82 | | | | | | | | | | | | | |
| PUD | All permitted uses | 200,000 ^K | - | 0.80 | NA | NA | (See Section 6.28) | | | NA ^L | 85 40 | (See Sect. 6.30) | |
| | | | | | | | | | | | | | |
| ART. 14, ATM 4/01 | | | | | | | | | | | | | |
| OS | All permitted uses | - | - | - | - | - | - | - | - | - | - | - | - |

Additional regulations are contained in the text of Article 6.

Footnotes to Table of Dimensional and Density Regulations

A See Section 6.06 for exceptions.

ART. 15, ATM 5/91

B In R0, R1 and R2 districts, the rear yard need not be more than 20 percent of the full lot depth.

C One side yard must not be less than 10 feet, and the total of both side yards must not be less than 16 feet.

D A town house structure shall not exceed 150 feet or 6 town houses in length for a single story structure nor 120 feet for that part of the structure more than one story in height. See also Section 6.25 for end yards for town house structures and Section 6.21 for minimum court dimensions.

ART. 22, ATM 4/97

E L is the length of a wall parallel (or within 45 degrees of parallel) to lot line, measured parallel to lot line, subject to the provisions of Section 6.26 for buildings of uneven alignment or height. H is height of that part of the building for which the setback or yard is to be calculated.

F See the bonus provisions of Section 6.12.

G When two numbers are listed, see Section 6.13 for applicable height regulation.

Footnotes to Table of Dimensional and Density Regulations, cont

H Open space requirements for residential uses (computed from their floor area only) shall be 10 percent landscaped and 20 percent usable in the B1, B2, B2A, B3, and B4 districts, and 15 percent usable in the B5 district.

I May increase with bonus provisions of Section 6.12; however, in no event shall the residential uses exceed a floor area ratio of 1.50.

J Not required where abutting railroad track or railroad right-of-way if railroad is to be utilized for loading or unloading.

K Lots in separate ownership of less than 200,000 square feet in area shall be developed according to the dimensional, density, and use regulations of the B3 district.

ART.92, ATM 3/79

L Residential uses shall be no more than 5 floors of such building.

ART.8, STM 3/85

M For each structure consisting of a single family dwelling, two family dwelling, duplex family house, or three family dwelling, each such structure shall meet both the minimum lot requirements and frontage requirements imposed hereby.

ART.16, STM 3/87

N The maximum heights in feet of any building or buildings may be modified by Special Permit of the Arlington Redevelopment Board in any case under the provisions of Article 11.06 of this bylaw provided that the total roof area exceeding either maximum height shall be equal to an equal roof area, within the part of the project to which the same height limit applies, that is less than the maximum height so that the total of the products of the horizontal roof area of all roofs times their respective heights shall not exceed the product of the horizontal area of the total roof times the applicable maximum height permitted in the district, and provided further that the height of any roof shall not exceed the applicable maximum height permitted in the district by more than twelve feet.

ART. 15, ATM 5/91

O Any lots shown on the zoning map as proposed by the zoning bylaw change first advertised on February 21, 1991, as being in the R0 district, and which were duly recorded with the Registry of Deeds on or before February 21, 1991, and which did not contain a principal building, or for which a building permit was not issued, may be built upon with a single family residential use provided that the lot contains not less than 6,000 square feet of area and 60 feet of frontage.

ART. 11, ATM 4/98

P See Section 5.02.

ART.6, ATM 5/04

Q In cases subject to Section 11.06 Environmental Design Review, the Redevelopment Board in evaluating the proposal may by Special Permit adjust the required setbacks set forth elsewhere in this Bylaw to account for specific conditions unique to the proposal.

ART. 6, ATM 5/04

R These dimensional requirements shall not apply to any special permit issued before the first advertisement of this bylaw change in February, 2004.

ART.2, STM 9/04

S Where a lot has slope in excess of 5%, and the development is subject to Environmental Design Review, the height of a building shall be measured from the ground immediately adjacent to a portion of the building with the same height throughout its length. The ARB may adjust the height provided there is a positive finding by the ARB that the building meets the standard of Section 11.06, f, 2., except that in no case may the height exceed the height limitation in the district by more than 20 feet.